HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: November 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

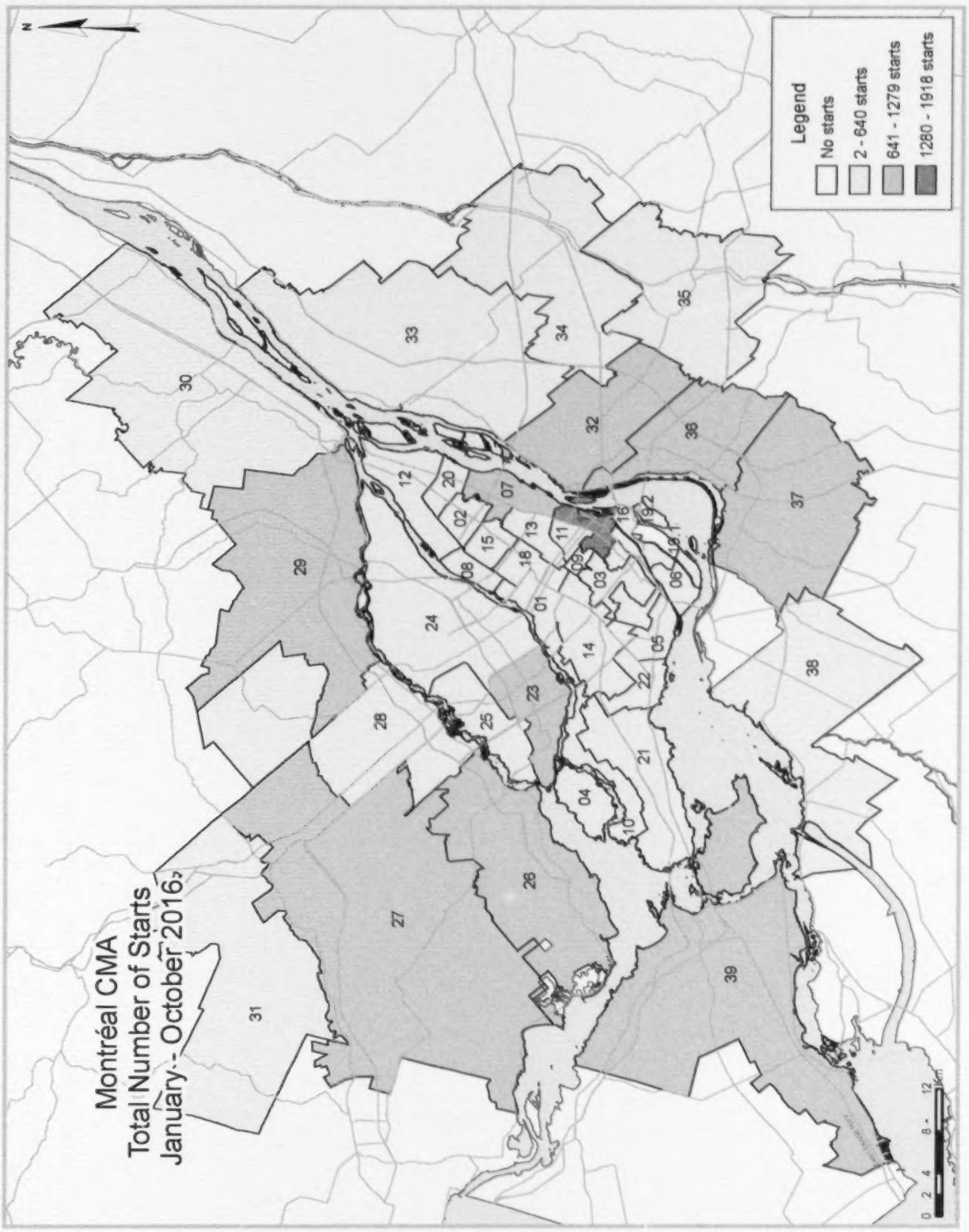
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & *much more!*
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer


Montréal CMA
Total Number of Starts
January - October 2016
Legend
No starts
2 - 640 starts
641 - 1279 starts
1280 - 1918 starts
N
0 2 4 8 12
km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2016		
Montreal CMA[1]	September 2016	October 2016
Trend[2]	20,130	20,604
SAAR	35,423	15,204
	October 2015	October 2016
Actual		
October - Single-Detached	221	248
October - Multiples	1,648	1,029
October - Total	1,869	1,277
January to October - Single-Detached	1,985	2,084
January to October - Multiples	13,147	12,451
January to October - Total	15,132	14,535

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2016	248	72	71	0	13	450	6	403	1,277
October 2015	221	50	60	0	24	969	0	480	1,869
% Change	12.2	44.0	18.3	n/a	-45.8	-53.6	n/a	-16.0	-31.7
Year-to-date 2016	2,084	678	646	0	330	5,188	12	5,410	14,535
Year-to-date 2015	1,985	540	480	0	254	6,313	2	5,295	15,132
% Change	5.0	25.6	34.6	n/a	29.9	-17.8	**	2.2	-3.9
UNDER CONSTRUCTION									
October 2016	999	332	513	0	327	9,258	9	7,507	19,321
October 2015	929	322	394	0	195	11,237	0	6,093	19,856
% Change	7.5	3.1	30.2	n/a	67.7	-17.6	n/a	23.2	-2.7
COMPLETIONS									
October 2016	222	76	76	0	42	829	0	372	1,617
October 2015	252	44	40	0	14	499	0	335	1,219
% Change	-11.9	72.7	90.0	n/a	200.0	66.1	n/a	11.0	32.6
Year-to-date 2016	1,907	620	577	0	364	5,943	14	5,437	15,404
Year-to-date 2015	2,099	518	725	0	162	5,386	0	2,682	11,721
% Change	-9.1	19.7	-20.4	n/a	124.7	10.3	n/a	102.7	31.4
COMPLETED & NOT ABSORBED									
October 2016	290	173	191	0	98	1,941	n/a	n/a	2,693
October 2015	350	200	217	0	66	2,410	n/a	n/a	3,243
% Change	-17.1	-13.5	-12.0	n/a	48.5	-19.5	n/a	n/a	-17.0
ABSORBED									
October 2016	219	62	52	0	28	927	n/a	n/a	1,288
October 2015	260	34	57	0	24	561	n/a	n/a	936
% Change	-15.8	82.4	-8.8	n/a	16.7	65.2	n/a	n/a	37.6
Year-to-date 2016	1,980	647	575	0	331	6,431	n/a	n/a	9,964
Year-to-date 2015	2,115	548	692	0	138	5,776	n/a	n/a	9,269
% Change	-6.4	18.1	-16.9	n/a	139.9	11.3	n/a	n/a	7.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
October 2016	28	4	0	0	9	258	0	202	515
October 2015	20	2	0	0	8	359	0	311	700
Laval									
October 2016	25	10	0	0	0	0	0	6	41
October 2015	11	0	0	0	12	114	0	6	143
North Shore									
October 2016	97	10	17	0	0	28	0	57	209
October 2015	100	14	26	0	4	358	0	87	654
South Shore									
October 2016	67	44	30	0	0	138	6	138	423
October 2015	62	30	11	0	0	92	0	66	261
Vaudreuil-Soulanges									
October 2016	31	4	24	0	4	26	0	0	89
October 2015	28	4	23	0	0	46	0	10	111
Montréal CMA									
October 2016	248	72	71	0	13	450	6	403	1,277
October 2015	221	50	60	0	24	969	0	480	1,869
UNDER CONSTRUCTION									
Island of Montréal									
October 2016	119	32	106	0	175	5,728	0	3,019	9,310
October 2015	97	36	109	0	80	7,332	0	2,557	10,566
Laval									
October 2016	81	12	44	0	0	1,299	0	377	1,813
October 2015	64	10	33	0	20	1,045	0	409	1,747
North Shore									
October 2016	362	56	138	0	73	1,026	0	1,464	3,284
October 2015	370	80	91	0	45	1,652	0	1,564	3,967
South Shore									
October 2016	316	212	129	0	39	962	9	1,824	3,571
October 2015	268	156	85	0	27	979	0	1,495	3,010
Vaudreuil-Soulanges									
October 2016	121	20	96	0	40	243	0	823	1,343
October 2015	130	40	76	0	23	229	0	68	566
Montréal CMA									
October 2016	999	332	513	0	327	9,258	9	7,507	19,321
October 2015	929	322	394	0	195	11,237	0	6,093	19,856

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket October 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
October 2016	19	2	21	0	13	682	0	152	889
October 2015	18	0	6	0	0	241	0	216	516
Laval									
October 2016	6	4	14	0	0	0	0	15	39
October 2015	23	6	6	0	6	6	0	0	47
North Shore									
October 2016	106	22	23	0	6	44	0	76	277
October 2015	108	20	10	0	3	34	0	72	247
South Shore									
October 2016	65	44	3	0	13	71	0	107	303
October 2015	78	16	18	0	5	212	0	41	370
Vaudreuil-Soulanges									
October 2016	26	4	15	0	10	32	0	22	109
October 2015	25	2	0	0	0	6	0	6	39
Montréal CMA									
October 2016	222	76	76	0	42	829	0	372	1,617
October 2015	252	44	40	0	14	499	0	335	1,219
COMPLETED & NOT ABSORBED									
Island of Montréal									
October 2016	12	9	19	0	16	516	n/a	n/a	572
October 2015	7	21	22	0	0	945	n/a	n/a	995
Laval									
October 2016	32	19	34	0	6	307	n/a	n/a	398
October 2015	36	34	33	0	11	286	n/a	n/a	400
North Shore									
October 2016	170	55	80	0	46	694	n/a	n/a	1,045
October 2015	207	54	97	0	31	563	n/a	n/a	952
South Shore									
October 2016	52	84	31	0	11	352	n/a	n/a	530
October 2015	79	84	50	0	22	563	n/a	n/a	798
Vaudreuil-Soulanges									
October 2016	24	6	27	0	19	72	n/a	n/a	148
October 2015	21	7	15	0	2	53	n/a	n/a	98
Montréal CMA									
October 2016	290	173	191	0	98	1,941	n/a	n/a	2,693
October 2015	350	200	217	0	66	2,410	n/a	n/a	3,243

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
October 2016	16	2	17	0	8	709	n/a	n/a	752
October 2015	19	2	7	0	0	235	n/a	n/a	263
Laval									
October 2016	15	2	2	0	4	23	n/a	n/a	46
October 2015	20	1	13	0	5	28	n/a	n/a	67
North Shore									
October 2016	95	10	11	0	4	72	n/a	n/a	192
October 2015	121	14	18	0	16	119	n/a	n/a	288
South Shore									
October 2016	69	44	10	0	8	97	n/a	n/a	228
October 2015	75	15	16	0	3	173	n/a	n/a	282
Vaudreuil-Soulanges									
October 2016	24	4	12	0	4	26	n/a	n/a	70
October 2015	25	2	3	0	0	6	n/a	n/a	36
Montréal CMA									
October 2016	219	62	52	0	28	927	n/a	n/a	1,288
October 2015	260	34	57	0	24	561	n/a	n/a	936

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233
% Change	2.8	21.6	50.7	n/a	13.3	-9.9	**	9.5	1.8
2006	7,793	758	673	0	472	7,578	4	4,846	22,813

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Zone 1	1	0	0	0	0	0	0	0	1	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	9	2	0	0	0	0	0	0	9	2	**
Zone 5	1	1	0	0	0	0	6	0	7	1	**
Zone 6	0	0	0	0	0	5	0	0	0	5	-100.0
Zone 7	0	0	4	0	4	0	47	38	55	38	44.7
Zone 8	1	1	0	0	0	0	0	21	1	22	-95.5
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 11	0	0	0	0	0	0	8	0	8	0	n/a
Zone 12	2	14	0	0	0	0	24	28	26	42	-38.1
Zone 13	0	0	0	0	0	3	0	0	0	3	-100.0
Zone 14	4	0	0	0	0	0	96	0	100	0	n/a
Zone 15	0	0	0	0	0	0	131	0	131	0	n/a
Zone 16	0	0	0	0	0	0	21	0	21	0	n/a
Zone 17	0	0	0	0	0	0	14	532	14	532	-97.4
Zone 18	0	0	0	0	0	0	0	8	0	8	-100.0
Zone 19.1	0	0	0	0	0	0	0	5	0	5	-100.0
Zone 19.2	0	0	0	0	5	0	0	0	5	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	6	2	0	0	0	0	38	38	44	40	10.0
Zone 22	4	0	0	0	0	0	89	0	93	0	n/a
Zone 23	8	5	0	0	0	12	0	108	8	125	-93.6
Zone 24	8	4	4	0	0	0	6	12	18	16	12.5
Zone 25	9	2	6	0	0	0	0	0	15	2	**
Zone 26	9	12	6	0	0	0	0	18	15	30	-50.0
Zone 27	9	25	0	0	0	15	19	169	28	209	-86.6
Zone 28	11	13	2	2	0	0	24	87	37	102	-63.7
Zone 29	34	20	2	6	7	7	22	89	65	122	-46.7
Zone 30	12	8	0	4	4	0	14	23	30	35	-14.3
Zone 31	22	22	0	2	0	0	12	132	34	156	-78.2
Zone 32	11	16	8	6	20	7	115	57	154	86	79.1
Zone 33	10	12	2	6	0	0	20	25	32	43	-25.6
Zone 34	6	4	0	0	6	0	6	6	18	10	80.0
Zone 35	19	13	16	6	0	0	31	16	66	35	88.6
Zone 36	15	3	2	0	3	0	86	32	106	35	**
Zone 37	1	8	16	12	3	0	18	25	38	45	-15.6
Zone 38	5	6	0	0	4	0	0	1	9	7	28.6
Zone 39	31	28	4	4	28	23	26	56	89	111	-19.8
Montréal CMA	248	221	72	50	84	72	873	1,526	1,277	1,869	-31.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	5	2	2	0	0	6	195	71	202	79	155.7
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	1	1	0	0	0	3	280	545	281	549	-48.8
Zone 4	37	16	0	0	0	0	0	0	37	16	131.3
Zone 5	1	1	0	0	0	0	28	122	29	123	-76.4
Zone 6	0	0	2	8	54	36	309	27	365	71	**
Zone 7	12	10	26	0	4	15	755	303	797	328	143.0
Zone 8	1	5	0	6	0	0	3	34	4	45	-91.1
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	8	0	2	16	4	38	0	55	14	**
Zone 11	0	0	0	2	0	0	131	72	131	74	77.0
Zone 12	13	27	6	6	3	7	86	94	108	134	-19.4
Zone 13	0	1	0	0	20	25	129	306	149	332	-55.1
Zone 14	12	3	0	0	14	20	130	106	156	129	20.9
Zone 15	9	7	6	0	0	0	131	2	146	9	**
Zone 16	1	2	0	0	6	0	116	258	123	260	-52.7
Zone 17	0	1	2	0	7	17	1,909	2,440	1,918	2,458	-22.0
Zone 18	2	1	0	0	0	0	247	68	249	69	**
Zone 19.1	0	1	0	0	0	0	0	48	0	49	-100.0
Zone 19.2	0	0	0	0	5	0	0	194	5	194	-97.4
Zone 20	0	0	0	0	0	0	8	4	8	4	100.0
Zone 21	26	22	0	0	36	22	76	52	138	96	43.8
Zone 22	13	15	0	2	34	0	113	33	160	50	**
Zone 23	56	55	8	12	15	22	604	763	683	852	-19.8
Zone 24	45	59	10	10	42	34	402	498	499	601	-17.0
Zone 25	50	31	16	22	5	21	92	21	163	95	71.6
Zone 26	137	106	42	12	34	13	440	132	653	263	148.3
Zone 27	257	242	20	10	88	29	342	375	707	656	7.8
Zone 28	99	91	6	26	28	40	439	1,027	572	1,184	-51.7
Zone 29	174	166	76	50	110	69	318	961	678	1,246	-45.6
Zone 30	88	103	12	44	32	12	54	160	186	319	-41.7
Zone 31	206	215	44	24	11	16	363	471	624	726	-14.0
Zone 32	73	117	40	30	90	47	451	386	654	580	12.8
Zone 33	80	65	34	10	0	4	193	302	307	381	-19.4
Zone 34	71	78	4	4	25	0	236	87	336	169	98.8
Zone 35	150	115	104	64	0	4	199	294	453	477	-5.0
Zone 36	77	38	42	34	23	28	502	456	644	556	15.8
Zone 37	61	71	106	86	52	63	702	360	921	580	58.8
Zone 38	69	61	42	36	15	18	72	618	198	733	-73.0
Zone 39	257	249	26	44	171	95	740	243	1,194	631	89.2
Montréal CMA	2,084	1,985	678	544	940	670	10,833	11,933	14,535	15,132	-3.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	6	0	0	0
Zone 6	0	5	0	0	0	0	0	0
Zone 7	4	0	0	0	21	30	26	8
Zone 8	0	0	0	0	0	21	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	8	0	0	0
Zone 12	0	0	0	0	0	22	24	6
Zone 13	0	3	0	0	0	0	0	0
Zone 14	0	0	0	0	96	0	0	0
Zone 15	0	0	0	0	0	0	131	0
Zone 16	0	0	0	0	0	0	21	0
Zone 17	0	0	0	0	0	235	0	297
Zone 18	0	0	0	0	0	8	0	0
Zone 19.1	0	0	0	0	0	5	0	0
Zone 19.2	5	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	38	38	0	0
Zone 22	0	0	0	0	89	0	0	0
Zone 23	0	12	0	0	0	102	0	6
Zone 24	0	0	0	0	0	12	6	0
Zone 25	0	0	0	0	0	0	0	0
Zone 26	0	0	0	0	0	0	0	18
Zone 27	0	15	0	0	4	163	15	6
Zone 28	0	0	0	0	0	85	24	2
Zone 29	7	7	0	0	22	87	0	2
Zone 30	4	0	0	0	8	23	6	0
Zone 31	0	0	0	0	0	8	12	59
Zone 32	20	7	0	0	84	9	31	48
Zone 33	0	0	0	0	0	8	20	17
Zone 34	0	0	6	0	6	6	0	0
Zone 35	0	0	0	0	28	16	3	0
Zone 36	3	0	0	0	20	32	66	0
Zone 37	3	0	0	0	0	25	18	0
Zone 38	4	0	0	0	0	0	0	1
Zone 39	28	23	0	0	26	46	0	10
Montréal CMA	78	72	6	0	456	981	403	480

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - October 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	6	0	0	195	36	0	35
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	91	164	189	381
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	12	119	16	3
Zone 6	54	36	0	0	189	18	120	9
Zone 7	4	15	0	0	132	162	616	95
Zone 8	0	0	0	0	3	24	0	10
Zone 9	0	0	0	0	0	0	0	0
Zone 10	16	4	0	0	0	0	38	0
Zone 11	0	0	0	0	93	39	38	13
Zone 12	3	7	0	0	43	69	43	25
Zone 13	20	25	0	0	123	290	6	16
Zone 14	14	20	0	0	130	106	0	0
Zone 15	0	0	0	0	0	2	131	0
Zone 16	6	0	0	0	67	245	49	13
Zone 17	7	17	0	0	1,091	1,724	718	684
Zone 18	0	0	0	0	118	23	129	45
Zone 19.1	0	0	0	0	0	48	0	0
Zone 19.2	5	0	0	0	0	194	0	0
Zone 20	0	0	0	0	0	0	8	4
Zone 21	36	22	0	0	76	46	0	6
Zone 22	34	0	0	0	113	30	0	3
Zone 23	15	22	0	0	577	443	27	320
Zone 24	39	34	3	0	310	299	92	199
Zone 25	5	21	0	0	30	7	62	14
Zone 26	34	13	0	0	220	98	220	34
Zone 27	88	29	0	0	187	261	155	114
Zone 28	28	40	0	0	72	320	367	707
Zone 29	110	69	0	0	215	245	103	716
Zone 30	32	12	0	0	22	41	32	19
Zone 31	11	16	0	0	48	144	315	262
Zone 32	87	47	3	0	246	126	205	260
Zone 33	0	4	0	0	53	126	60	176
Zone 34	19	0	6	0	103	67	133	20
Zone 35	0	4	0	0	118	221	81	73
Zone 36	23	28	0	0	282	256	220	200
Zone 37	52	63	0	0	73	171	629	189
Zone 38	15	18	0	0	16	41	56	577
Zone 39	171	95	0	0	188	170	552	73
Montréal CMA	928	670	12	0	5,236	6,375	5,410	5,295

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Zone 1	1	0	0	0	0	0	1	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	9	2	0	0	0	0	9	2
Zone 5	1	1	6	0	0	0	7	1
Zone 6	0	0	0	5	0	0	0	5
Zone 7	4	0	25	30	26	8	55	38
Zone 8	1	1	0	21	0	0	1	22
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	2	0	0	0	0	0	2
Zone 11	0	0	8	0	0	0	8	0
Zone 12	2	14	0	22	24	6	26	42
Zone 13	0	0	0	3	0	0	0	3
Zone 14	4	0	96	0	0	0	100	0
Zone 15	0	0	0	0	131	0	131	0
Zone 16	0	0	0	0	21	0	21	0
Zone 17	0	0	0	235	0	297	14	532
Zone 18	0	0	0	8	0	0	0	8
Zone 19.1	0	0	0	5	0	0	0	5
Zone 19.2	0	0	5	0	0	0	5	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	6	2	38	38	0	0	44	40
Zone 22	4	0	89	0	0	0	93	0
Zone 23	8	5	0	114	0	6	8	125
Zone 24	12	4	0	12	6	0	18	16
Zone 25	15	2	0	0	0	0	15	2
Zone 26	15	12	0	0	0	18	15	30
Zone 27	13	46	0	157	15	6	28	209
Zone 28	13	15	0	85	24	2	37	102
Zone 29	43	29	22	91	0	2	65	122
Zone 30	18	14	6	21	6	0	30	35
Zone 31	22	24	0	8	12	59	34	156
Zone 32	39	29	84	9	31	48	154	86
Zone 33	12	18	0	8	20	17	32	43
Zone 34	6	4	6	6	6	0	18	10
Zone 35	35	23	28	12	3	0	66	35
Zone 36	20	3	20	32	66	0	106	35
Zone 37	20	20	0	25	18	0	38	45
Zone 38	9	6	0	0	0	1	9	7
Zone 39	59	55	30	46	0	10	89	111
Montréal CMA	391	331	463	993	409	480	1,277	1,869

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	7	12	195	32	0	35	202	79
Zone 2	2	0	0	0	0	0	2	0
Zone 3	3	3	89	165	189	381	281	549
Zone 4	37	16	0	0	0	0	37	16
Zone 5	1	1	12	119	16	3	29	123
Zone 6	2	8	243	54	120	9	365	71
Zone 7	42	12	132	175	616	95	797	328
Zone 8	1	11	3	24	0	10	4	45
Zone 9	0	0	0	0	0	0	0	0
Zone 10	17	14	0	0	38	0	55	14
Zone 11	0	2	93	39	38	13	131	74
Zone 12	22	40	43	69	43	25	108	134
Zone 13	0	23	143	293	6	16	149	332
Zone 14	26	8	130	121	0	0	156	129
Zone 15	15	7	0	2	131	0	146	9
Zone 16	7	2	67	245	49	13	123	260
Zone 17	9	1	1,091	1,741	718	684	1,918	2,458
Zone 18	2	7	118	17	129	45	249	69
Zone 19.1	0	1	0	48	0	0	0	49
Zone 19.2	0	0	5	194	0	0	5	194
Zone 20	0	0	0	0	8	4	8	4
Zone 21	44	44	94	46	0	6	138	96
Zone 22	31	17	129	30	0	3	160	50
Zone 23	79	79	577	453	27	320	683	852
Zone 24	76	87	328	313	95	201	499	601
Zone 25	77	74	24	7	62	14	163	95
Zone 26	204	127	229	102	220	34	653	263
Zone 27	354	295	198	247	155	114	707	656
Zone 28	123	132	82	345	367	707	572	1,184
Zone 29	292	260	283	270	103	716	678	1,246
Zone 30	132	163	22	37	32	19	186	319
Zone 31	261	255	48	144	315	262	624	726
Zone 32	200	176	246	144	208	260	654	580
Zone 33	114	79	53	126	60	176	307	381
Zone 34	94	82	103	67	139	20	336	169
Zone 35	254	183	118	221	81	73	453	477
Zone 36	146	92	278	264	220	200	644	556
Zone 37	202	217	90	174	629	189	921	580
Zone 38	130	108	12	48	56	577	198	733
Zone 39	402	367	240	191	552	73	1,194	631
Montréal CMA	3,408	3,005	5,518	6,567	5,422	5,297	14,535	15,132

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Zone 1	1	0	0	0	0	0	1	7	2	7	-71.4
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 4	12	1	0	0	12	0	0	0	24	1	**
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	2	0	0	0	0	0	2	0	n/a
Zone 7	3	1	0	0	0	0	17	0	20	1	**
Zone 8	0	0	0	0	0	0	0	24	0	24	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	3	0	0	0	0	5	0	5	3	66.7
Zone 11	0	0	0	0	6	0	41	0	47	0	n/a
Zone 12	0	4	0	0	0	0	3	12	3	16	-81.3
Zone 13	0	0	0	0	0	0	8	208	8	208	-96.2
Zone 14	0	1	0	0	0	0	15	0	15	1	**
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	1	0	0	0	0	3	0	3	1	200.0
Zone 17	0	0	0	0	0	0	733	149	733	149	**
Zone 18	0	1	0	0	0	0	0	66	0	67	-100.0
Zone 19.1	0	0	0	0	0	0	11	0	11	0	n/a
Zone 19.2	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	2	3	0	0	13	0	0	32	15	35	-57.1
Zone 22	1	1	0	0	0	0	0	0	1	1	0.0
Zone 23	4	14	0	2	8	6	3	0	15	22	-31.8
Zone 24	2	8	2	2	4	6	12	6	20	22	-9.1
Zone 25	0	1	2	2	0	0	2	0	4	3	33.3
Zone 26	19	16	2	4	19	5	19	0	59	25	136.0
Zone 27	29	28	6	0	0	0	50	27	85	55	54.5
Zone 28	10	17	0	4	0	0	8	0	18	21	-14.3
Zone 29	18	12	12	8	8	6	0	14	38	40	-5.0
Zone 30	14	13	0	2	0	0	6	40	20	55	-63.6
Zone 31	16	22	2	2	0	0	39	27	57	51	11.8
Zone 32	8	16	4	4	11	4	29	96	52	120	-56.7
Zone 33	7	14	8	2	0	0	20	14	35	30	16.7
Zone 34	10	9	0	0	0	0	1	6	11	15	-26.7
Zone 35	18	14	8	2	0	0	16	35	42	51	-17.6
Zone 36	7	3	2	2	0	8	8	65	17	78	-78.2
Zone 37	7	12	12	4	0	4	0	36	19	56	-66.1
Zone 38	8	10	10	2	5	5	104	3	127	20	**
Zone 39	26	25	4	2	23	0	56	12	109	39	179.5
Montréal CMA	222	252	76	44	109	44	1,210	879	1,617	1,219	32.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	3	3	0	6	0	0	39	295	42	304	-86.2
Zone 2	0	0	2	0	0	0	3	0	5	0	n/a
Zone 3	0	2	0	0	3	0	495	217	498	219	127.4
Zone 4	19	11	0	0	12	0	0	0	31	11	181.8
Zone 5	1	0	0	0	0	0	71	10	72	10	**
Zone 6	1	1	6	0	48	19	203	291	258	311	-17.0
Zone 7	14	5	16	4	15	14	377	254	422	277	52.3
Zone 8	3	2	0	2	0	0	22	33	25	37	-32.4
Zone 9	0	0	0	0	0	0	57	0	57	0	n/a
Zone 10	1	19	2	0	4	11	5	40	12	70	-82.9
Zone 11	0	3	0	0	6	0	90	94	96	97	-1.0
Zone 12	19	16	8	4	0	0	37	117	64	137	-53.3
Zone 13	0	3	0	0	23	44	1,012	295	1,035	342	**
Zone 14	6	13	0	0	45	48	97	120	148	181	-18.2
Zone 15	6	6	6	4	0	0	359	0	371	10	**
Zone 16	0	2	0	0	0	0	216	301	216	303	-28.7
Zone 17	0	1	0	0	0	0	2,026	1,288	2,026	1,289	57.2
Zone 18	2	3	0	4	0	0	151	174	153	181	-15.5
Zone 19.1	1	1	0	0	0	0	26	66	27	67	-59.7
Zone 19.2	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 20	0	0	0	0	0	0	0	12	0	12	-100.0
Zone 21	18	28	0	4	39	0	120	83	177	115	53.9
Zone 22	16	17	0	2	11	22	34	146	61	187	-67.4
Zone 23	41	73	12	14	43	27	573	242	669	356	87.9
Zone 24	43	71	6	16	28	59	353	177	430	323	33.1
Zone 25	34	45	12	22	11	20	77	25	134	112	19.6
Zone 26	133	117	30	10	32	9	205	239	400	375	6.7
Zone 27	241	272	20	18	57	35	438	366	756	691	9.4
Zone 28	103	93	10	22	48	45	739	338	900	498	80.7
Zone 29	147	175	78	44	105	98	688	171	1,018	488	108.6
Zone 30	89	108	18	32	6	28	146	153	259	321	-19.3
Zone 31	222	246	46	20	10	29	407	736	685	1,031	-33.6
Zone 32	83	90	38	36	71	74	704	495	896	695	28.9
Zone 33	61	60	30	8	0	0	194	368	285	436	-34.6
Zone 34	54	75	10	4	6	9	177	88	247	176	40.3
Zone 35	140	100	90	54	0	10	327	222	557	386	44.3
Zone 36	53	42	34	20	20	29	434	181	541	272	98.9
Zone 37	61	67	84	98	53	69	210	166	408	400	2.0
Zone 38	70	92	28	46	22	28	564	184	684	350	95.4
Zone 39	229	235	34	24	183	99	293	291	739	649	13.9
Montréal CMA	1,914	2,099	620	518	901	826	11,969	8,278	15,404	11,721	31.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Zone 1	0	0	0	0	0	0	1	7
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	12	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	17	0
Zone 8	0	0	0	0	0	24	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	5	0	0	0
Zone 11	6	0	0	0	38	0	3	0
Zone 12	0	0	0	0	0	3	3	9
Zone 13	0	0	0	0	8	29	0	179
Zone 14	0	0	0	0	15	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	3	0
Zone 17	0	0	0	0	608	149	125	0
Zone 18	0	0	0	0	0	10	0	21
Zone 19.1	0	0	0	0	11	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	13	0	0	0	0	32	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	8	6	0	0	0	0	3	0
Zone 24	4	6	0	0	0	6	12	0
Zone 25	0	0	0	0	2	0	0	0
Zone 26	19	5	0	0	18	0	1	0
Zone 27	0	0	0	0	22	11	28	16
Zone 28	0	0	0	0	0	0	8	0
Zone 29	8	6	0	0	0	13	0	1
Zone 30	0	0	0	0	6	0	0	40
Zone 31	0	0	0	0	0	12	39	15
Zone 32	11	4	0	0	23	94	6	2
Zone 33	0	0	0	0	20	14	0	0
Zone 34	0	0	0	0	0	6	1	0
Zone 35	0	0	0	0	16	35	0	0
Zone 36	0	8	0	0	7	65	1	0
Zone 37	0	4	0	0	0	0	0	36
Zone 38	5	5	0	0	5	0	99	3
Zone 39	23	0	0	0	34	6	22	6
Montréal CMA	109	44	0	0	838	509	372	335

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	34	209	5	86
Zone 2	0	0	0	0	3	0	0	0
Zone 3	3	0	0	0	270	217	225	0
Zone 4	12	0	0	0	0	0	0	0
Zone 5	0	0	0	0	71	10	0	0
Zone 6	48	19	0	0	203	135	0	156
Zone 7	11	14	4	0	49	142	36	112
Zone 8	0	0	0	0	4	33	18	0
Zone 9	0	0	0	0	57	0	0	0
Zone 10	4	11	0	0	5	40	0	0
Zone 11	6	0	0	0	69	93	21	1
Zone 12	0	0	0	0	19	48	18	12
Zone 13	23	44	0	0	527	110	485	185
Zone 14	45	48	0	0	96	120	1	0
Zone 15	0	0	0	0	42	0	317	0
Zone 16	0	0	0	0	209	286	7	15
Zone 17	0	0	0	0	1,573	856	369	375
Zone 18	0	0	0	0	15	81	136	58
Zone 19.1	0	0	0	0	26	66	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	12	0	0
Zone 21	39	0	0	0	119	83	1	0
Zone 22	11	22	0	0	34	140	0	6
Zone 23	43	27	0	0	201	141	372	101
Zone 24	28	59	0	0	140	125	47	52
Zone 25	11	20	0	0	19	22	58	3
Zone 26	32	9	0	0	174	87	31	152
Zone 27	54	35	3	0	149	190	289	176
Zone 28	48	45	0	0	313	238	426	100
Zone 29	105	98	0	0	234	158	454	13
Zone 30	6	28	0	0	79	90	67	63
Zone 31	10	29	0	0	124	197	283	539
Zone 32	71	74	0	0	190	396	514	99
Zone 33	0	0	0	0	97	270	97	98
Zone 34	6	9	0	0	108	54	69	34
Zone 35	0	10	0	0	246	191	81	31
Zone 36	20	29	0	0	241	179	193	2
Zone 37	53	69	0	0	22	82	188	84
Zone 38	22	28	0	0	32	112	532	72
Zone 39	183	99	0	0	196	234	97	57
Montréal CMA	894	826	7	0	5,990	5,447	5,437	2,682

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Zone 1	1	0	0	0	1	7	2	7
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	1	0	0	0	0	0	1
Zone 4	24	1	0	0	0	0	24	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	2	0	0	0	0	0	2	0
Zone 7	3	1	0	0	17	0	20	1
Zone 8	0	0	0	24	0	0	0	24
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	3	5	0	0	0	5	3
Zone 11	0	0	44	0	3	0	47	0
Zone 12	0	4	0	3	3	9	3	16
Zone 13	0	0	8	29	0	179	8	208
Zone 14	3	1	12	0	0	0	15	1
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	1	0	0	3	0	3	1
Zone 17	0	0	608	149	125	0	733	149
Zone 18	0	7	0	4	0	21	0	67
Zone 19.1	0	0	11	0	0	0	11	0
Zone 19.2	0	1	0	0	0	0	0	1
Zone 20	0	0	0	0	0	0	0	0
Zone 21	8	3	7	32	0	0	15	35
Zone 22	1	1	0	0	0	0	1	1
Zone 23	12	22	0	0	3	0	15	22
Zone 24	8	10	0	12	12	0	20	22
Zone 25	4	3	0	0	0	0	4	3
Zone 26	34	25	24	0	1	0	59	25
Zone 27	37	30	20	9	28	16	85	55
Zone 28	10	21	0	0	8	0	18	21
Zone 29	38	23	0	16	0	1	38	40
Zone 30	14	15	6	0	0	40	20	55
Zone 31	18	24	0	12	39	15	57	51
Zone 32	15	26	31	92	6	2	52	120
Zone 33	15	16	20	14	0	0	35	30
Zone 34	10	9	0	6	1	0	11	15
Zone 35	26	16	16	35	0	0	42	51
Zone 36	9	13	7	65	1	0	17	78
Zone 37	19	20	0	0	0	36	19	56
Zone 38	18	12	10	5	99	3	127	20
Zone 39	45	27	42	6	22	6	109	39
Montréal CMA	374	336	871	513	372	335	1,617	1,219

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	3	9	34	209	5	86	42	304
Zone 2	5	0	0	0	0	0	5	0
Zone 3	0	2	273	217	225	0	498	219
Zone 4	31	11	0	0	0	0	31	11
Zone 5	1	0	71	10	0	0	72	10
Zone 6	7	20	251	135	0	156	258	311
Zone 7	30	23	60	142	40	112	422	277
Zone 8	3	4	4	33	18	0	25	37
Zone 9	0	0	57	0	0	0	57	0
Zone 10	7	30	5	40	0	0	12	70
Zone 11	0	7	75	89	21	1	96	97
Zone 12	27	20	19	48	18	12	64	137
Zone 13	0	51	550	106	485	185	1,035	342
Zone 14	33	61	114	120	1	0	148	181
Zone 15	12	10	42	0	317	0	371	10
Zone 16	0	2	209	286	7	15	216	303
Zone 17	2	1	1,571	856	369	375	2,026	1,289
Zone 18	2	13	15	75	136	58	153	181
Zone 19.1	1	1	26	66	0	0	27	67
Zone 19.2	0	2	0	0	0	0	0	2
Zone 20	0	0	0	12	0	0	0	12
Zone 21	32	32	144	83	1	0	177	115
Zone 22	31	41	30	140	0	6	61	187
Zone 23	90	100	207	155	372	101	669	356
Zone 24	53	140	164	131	47	52	430	323
Zone 25	59	92	17	17	58	3	134	112
Zone 26	184	136	184	87	32	152	400	375
Zone 27	327	333	137	182	292	176	756	691
Zone 28	119	143	353	255	428	100	900	498
Zone 29	278	280	286	195	454	13	1,018	488
Zone 30	115	159	77	99	67	63	259	321
Zone 31	274	295	124	197	287	539	685	1,031
Zone 32	184	177	198	419	514	99	896	695
Zone 33	91	68	97	270	97	98	285	436
Zone 34	70	88	108	54	69	34	247	176
Zone 35	230	164	246	191	81	31	557	386
Zone 36	107	93	241	177	193	2	541	272
Zone 37	195	221	25	95	188	84	408	400
Zone 38	114	151	38	127	532	72	684	350
Zone 39	387	362	255	230	97	57	739	649
Montréal CMA	3,104	3,342	6,307	5,548	5,451	2,682	15,404	11,721

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
October 2016	0	0.0	2	22.2	3	33.3	0	0.0	4	44.4	9	-	-
October 2015	1	7.7	3	23.1	1	7.7	2	15.4	6	46.2	13	-	-
Year-to-date 2016	5	7.0	5	7.0	21	29.6	9	12.7	31	43.7	71	-	-
Year-to-date 2015	3	3.0	12	12.1	14	14.1	14	14.1	56	56.6	99	-	727,125
Laval													
October 2016	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	-	-
October 2015	3	21.4	0	0.0	3	21.4	2	14.3	6	42.9	14	-	-
Year-to-date 2016	4	4.3	9	9.7	18	19.4	29	31.2	33	35.5	93	-	502,405
Year-to-date 2015	8	5.7	8	5.7	28	19.9	37	26.2	60	42.6	141	-	867,751
North Shore													
October 2016	11	16.2	22	32.4	21	30.9	10	14.7	4	5.9	68	-	452,795
October 2015	12	13.6	24	27.3	29	33.0	11	12.5	12	13.6	88	400,000	491,037
Year-to-date 2016	143	21.4	278	41.6	147	22.0	54	8.1	46	6.9	668	370,000	391,311
Year-to-date 2015	186	24.5	280	36.9	180	23.7	58	7.7	54	7.1	758	370,000	391,414
South Shore													
October 2016	2	4.2	9	18.8	15	31.3	11	22.9	11	22.9	48	-	431,384
October 2015	7	9.5	26	35.1	21	28.4	12	16.2	8	10.8	74	-	435,128
Year-to-date 2016	33	7.6	107	24.5	140	32.0	66	15.1	91	20.8	437	-	500,225
Year-to-date 2015	59	11.9	165	33.2	139	28.0	60	12.1	74	14.9	497	-	404,639
Vaudreuil-Soulanges													
October 2016	2	11.8	3	17.6	7	41.2	3	17.6	2	11.8	17	-	-
October 2015	2	10.0	12	60.0	4	20.0	1	5.0	1	5.0	20	-	-
Year-to-date 2016	33	18.4	61	34.1	50	27.9	15	8.4	20	11.2	179	400,000	375,224
Year-to-date 2015	41	21.9	54	28.9	44	23.5	25	13.4	23	12.3	187	-	334,966
Montréal CMA													
October 2016	15	10.2	36	24.5	47	32.0	24	16.3	25	17.0	147	440,000	470,492
October 2015	25	12.0	65	31.1	58	27.8	28	13.4	33	15.8	209	420,000	454,099
Year-to-date 2016	218	15.1	460	31.8	376	26.0	173	11.9	221	15.3	1,448	405,000	448,816
Year-to-date 2015	297	17.7	519	30.9	405	24.1	194	11.5	267	15.9	1,682	400,000	443,237

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2016						
Submarket	Oct 2016	Oct 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	712,500	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	741,750	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	545,573	867,751	-37.1
Zone 24	-	-	n/a	459,237	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	609,320	n/a	354,238	422,729	-16.2
Zone 27	447,142	425,964	5.0	387,896	394,438	-1.7
Zone 28	617,835	656,710	-5.9	603,965	587,168	2.9
Zone 29	-	-	n/a	422,622	421,358	0.3
Zone 30	304,713	-	n/a	290,192	337,776	-14.1
Zone 31	-	-	n/a	-	311,609	n/a
Zone 32	-	455,652	n/a	523,700	430,514	21.6
Zone 33	-	-	n/a	466,297	-	n/a
Zone 34	-	398,186	n/a	433,981	397,495	9.2
Zone 35	-	-	n/a	-	406,567	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	431,384	-	n/a	594,498	436,744	36.1
Zone 38	-	-	n/a	362,629	300,000	20.9
Zone 39	-	-	n/a	375,224	334,966	12.0
Montréal CMA	470,492	454,099	3.6	448,816	443,237	1.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3] Average Price[2] ($)	Last Twelve Months[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
October 2016	1,746	2,992	13,880	374,652	7.9	358,283	8.0
October 2015	1,661	3,467	16,582	362,292	10.0	348,987	9.3
% Change	5.1	-13.7	-16.3	3.4	n.d.	2.7	n.d.
YTD 2016	20,514	33,488	15,575	358,554	7.6	n.d.	n.d.
YTD 2015	19,793	37,158	17,696	348,186	8.9	n.d.	n.d.
% Change	3.6	-9.9	-12.0	3.0	n.d.	n.d.	n.d.
CONDOMINIUMS*							
October 2016	987	2,128	12,050	285,806	12.2	283,803	12.8
October 2015	870	2,215	13,392	271,802	15.4	274,936	14.5
% Change	13.4	-3.9	-10.0	5.2	n.d.	3.2	n.d.
YTD 2016	10,585	23,531	12,939	283,498	12.2	n.d.	n.d.
YTD 2015	9,743	24,541	13,693	274,587	14.1	n.d.	n.d.
% Change	8.6	-4.1	-5.5	3.2	n.d.	n.d.	n.d.
PLEX*							
October 2016	347	646	2,732	473,460	7.9	479,608	8.6
October 2015	311	673	3,017	465,711	9.7	464,268	9.8
% Change	11.6	-4.0	-9.4	1.7	n.d.	3.3	n.d.
YTD 2016	3,335	6,071	2,838	480,199	8.5	n.d.	n.d.
YTD 2015	3,157	6,426	3,080	463,067	9.8	n.d.	n.d.
% Change	5.6	-5.5	-7.8	3.7	n.d.	n.d.	n.d.
TOTAL							
October 2016	3,083	5,776	28,736	354,600	9.3	347,103	9.5
October 2015	2,846	6,374	33,083	339,547	11.6	336,812	10.9
% Change	8.3	-9.4	-13.1	4.4	n.d.	3.1	n.d.
YTD 2016	34,465	63,189	31,433	340,655	9.1	n.d.	n.d.
YTD 2015	32,725	68,250	34,551	332,001	10.6	n.d.	n.d.
% Change	5.3	-7.4	-9.0	2.6	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
October 2016

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	116.9	122.9	2,029	7.9	66.0	833
	February	567	2.89	4.74	117.3	124.1	2,036	7.6	66.0	834
	March	567	2.89	4.74	117.3	124.8	2,040	7.7	66.2	832
	April	561	2.89	4.64	117.2	124.9	2,043	7.9	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,039	8.4	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,035	8.7	66.6	841
	July	561	2.89	4.64	117.3	125.3	2,040	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,047	8.7	66.7	863
	October	561	2.89	4.64	117.7	125.6	2,038	8.7	66.4	863
	November	561	3.14	4.64	118.2	125.1	2,037	8.6	66.2	863
	December	561	3.14	4.64	118.1	124.7	2,039	8.7	66.3	858
2016	January	561	3.14	4.64	118.1	124.8	2,046	8.6	66.5	860
	February	561	3.14	4.64	118.4	125.4	2,047	8.7	66.5	860
	March	561	3.14	4.64	118.4	125.8	2,048	8.5	66.4	862
	April	561	3.14	4.64	118.5	126.2	2,051	8.4	66.3	868
	May	561	3.14	4.64	118.5	126.6	2,057	8.1	66.2	869
	June	561	3.14	4.64	118.5	126.2	2,054	7.8	65.9	874
	July	567	3.14	4.74	118.5	125.9	2,049	7.8	65.6	873
	August	567	3.14	4.74	118.6	125.8	2,049	7.8	65.5	880
	September	561	3.14	4.64	119.1	126.4	2,070	7.6	66.1	883
	October	561	3.14	4.64		126.3	2,093	7.2	66.4	882
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electron... suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

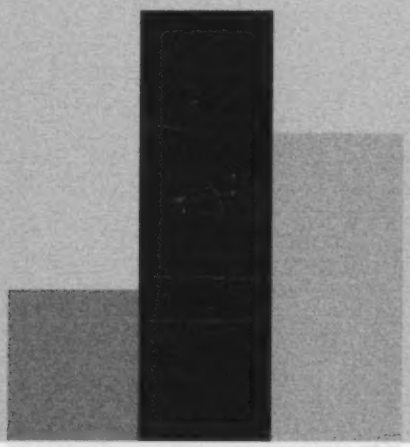
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64159_2016_M11